

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 74 |        | HIGHLAND AVE, ARLINGTON |

## OWNERSHIP

|           |                     |       |       |            |
|-----------|---------------------|-------|-------|------------|
| Owner 1:  | HOPKINS JEANNE      |       |       |            |
| Owner 2:  | BERNARDI JOHN       |       |       |            |
| Owner 3:  |                     |       |       |            |
| Street 1: | 74 HIGHLAND AVE #74 |       |       |            |
| Street 2: |                     |       |       |            |
| Twn/City: | ARLINGTON           |       |       |            |
| St/Prov:  | MA                  | Cntry |       | Own Occ: Y |
| Postal:   | 02476               |       | Type: |            |

## PREVIOUS OWNER

|           |                           |       |  |
|-----------|---------------------------|-------|--|
| Owner 1:  | MADYASTHA RAGHAVENDRA & - |       |  |
| Owner 2:  | PARAMPALLY SHUBHA MAIYA - |       |  |
| Street 1: | 74 HIGHLAND AVE           |       |  |
| Twn/City: | ARLINGTON                 |       |  |
| St/Prov:  | MA                        | Cntry |  |
| Postal:   | 02476                     |       |  |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

[illegible]

|              |         |              |   |
|--------------|---------|--------------|---|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 |
|--------------|---------|--------------|---|

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                        | Yard Items | Land Value      | Total Value |
|-------------------------|-----------|---------------------------------------|------------|-----------------|-------------|
| 102                     | 0.000     | 459,500                               | 3,900      |                 | 463,400     |
|                         |           |                                       |            |                 |             |
|                         |           |                                       |            |                 |             |
|                         |           |                                       |            |                 |             |
| Total Card              | 0.000     | 459,500                               | 3,900      |                 | 463,400     |
| Total Parcel            | 0.000     | 459,500                               | 3,900      |                 | 463,400     |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: 438.83 |            | /Parcel: 438.83 |             |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 102 | FV  | 459,500    | 3900      | .         |            | 463,400     |               | Year end      | 12/23/2021 |
| 2021   | 102 | FV  | 446,300    | 3900      | .         |            | 450,200     |               | Year End Roll | 12/10/2020 |
| 2020   | 102 | FV  | 439,700    | 3900      | .         |            | 443,600     | 443,600       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 456,500    | 3900      | .         |            | 460,400     | 460,400       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 403,700    | 3900      | .         |            | 407,600     | 407,600       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 368,000    | 3900      | .         |            | 371,900     | 371,900       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 368,000    | 3900      | .         |            | 371,900     | 371,900       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 340,000    | 3900      | .         |            | 343,900     | 343,900       | Year End Roll | 12/11/2014 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

| Date      | Result       | By  | Name    |
|-----------|--------------|-----|---------|
| 8/16/2018 | Left Notice  | DGM | D Mann  |
| 8/16/2018 | Measured     | DGM | D Mann  |
| 2/8/2018  | SQ Returned  | MM  | Mary M  |
| 5/15/2001 | External Ins | PM  | Peter M |
|           |              |     |         |
|           |              |     |         |
|           |              |     |         |
|           |              |     |         |

Sign:
VERIFICATION OF VISIT NOT DATA

 \_\_/\_\_/\_\_  
 \_\_\_\_\_

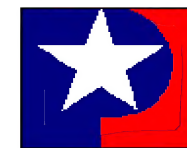
| ed | Alt | % | Spec | J | Foot | Use Value | Notes |
|----|-----|---|------|---|------|-----------|-------|
|----|-----|---|------|---|------|-----------|-------|

[illegible]

|            |  |        |  |
|------------|--|--------|--|
| Spl Credit |  | Total: |  |
|------------|--|--------|--|

APPRaised:  
USE VALUE:  
ASSESSed:

| Total Card / | Total Parcel |
|--------------|--------------|
| 463,400 /    | 463,400      |
| 463,400 /    | 463,400      |
| 463,400 /    | 463,400      |



**Patriot**  
Properties Inc.

## USER DEFINED

|   |                |  |
|---|----------------|--|
|   | Prior Id # 1:  |  |
|   | Prior Id # 2:  |  |
|   | Prior Id # 3:  |  |
|   | Prior Id # 1:  |  |
|   | Prior Id # 2:  |  |
|   | Prior Id # 3:  |  |
| 7 | Prior Id # 1:  |  |
|   | Prior Id # 2:  |  |
|   | Prior Id # 3:  |  |
|   | ASR Map:       |  |
|   | Fact Dist:     |  |
|   | Reval Dist:    |  |
|   | Year:          |  |
|   | LandReason:    |  |
|   | BldReason:     |  |
|   | CivilDistrict: |  |
|   | Ratio:         |  |
|   |                |  |
|   |                |  |

|               |       |                |   |
|---------------|-------|----------------|---|
| Type:         | 99    | - Condo Conv   |   |
| Sty Ht:       | 2A    | - 2 Sty +Attic |   |
| (Liv) Units:  | 1     | Total:         | 1 |
| Foundation:   | 3     | - BrickorStone |   |
| Frame:        | 1     | - Wood         |   |
| Prime Wall:   | 1     | - Wood Shingle |   |
| Sec Wall:     |       |                | % |
| Roof Struct:  | 1     | - Gable        |   |
| Roof Cover:   | 1     | - Asphalt Shgl |   |
| Color:        | BEIGE |                |   |
| View / Desir: | N     | - NONE         |   |

|           |   |         |      |
|-----------|---|---------|------|
| Full Bath | 1 | Rating: | Good |
| A Bath:   |   | Rating: |      |
| 3/4 Bath: |   | Rating: |      |
| A 3QBth   |   | Rating: |      |
| 1/2 Bath: |   | Rating: |      |
| A HBth:   |   | Rating: |      |
| OthrFix:  |   | Rating: |      |

## GENERAL INFORMATION

|                    |             |
|--------------------|-------------|
| Grade: C - Average |             |
| Year Blt: 1915     | Eff Yr Blt: |
| Alt LUC:           | Alt %:      |
| Jurisdicth:        | Fact:       |
| Const Mod:         |             |
| Lump Sum Adj:      |             |

## OTHER FEATURES

|         |   |         |      |
|---------|---|---------|------|
| Kits:   | 1 | Rating: | Good |
| A Kits: |   | Rating: |      |
| Frpl:   |   | Rating: |      |
| WSFlue: |   | Rating: |      |

## CONDO INFORMATION

|              |               |
|--------------|---------------|
| Location:    |               |
| Total Units: |               |
| Floor:       | 1 - 1st Floor |
| % Own:       | 45.000000000  |
| Name:        |               |

## RESIDENTIAL GRID

| 1st Res Grid |    | Desc: Line 1 |    |        |   |          |    |    |    |    |   | # Units 1 |  |
|--------------|----|--------------|----|--------|---|----------|----|----|----|----|---|-----------|--|
| Level        | FY | LR           | DR | D      | K | FR       | RR | BR | FB | HB | L | O         |  |
| Other        |    |              |    |        |   |          |    |    |    |    |   |           |  |
| Upper        |    |              |    |        |   |          |    |    |    |    |   |           |  |
| Lvl 2        |    |              |    |        |   |          |    |    |    |    |   |           |  |
| Lvl 1        |    |              |    |        |   |          |    |    |    |    |   |           |  |
| Lower        |    |              |    |        |   |          |    |    |    |    |   |           |  |
| Totals       |    | RMs: 5       |    | BRs: 2 |   | Baths: 1 |    | HB |    |    |   |           |  |

## INTERIOR INFORMATION

|               |     |              |    |
|---------------|-----|--------------|----|
| Avg Ht/FL:    | STD |              |    |
| Prim Int Wal  | 2   | - Plaster    |    |
| Sec Int Wall: | 10  | - None       | %  |
| Partition:    | T   | - Typical    |    |
| Prim Floors:  | 3   | - Hardwood   |    |
| Sec Floors:   |     |              | %  |
| Bsmnt Flr:    | 12  | - Concrete   |    |
| Subfloor:     |     |              |    |
| Bsmnt Gar:    |     |              |    |
| Electric:     | 3   | - Typical    |    |
| Insulation:   | 2   | - Typical    |    |
| Int vs Ext:   | S   |              |    |
| Heat Fuel:    | 1   | - Oil        |    |
| Heat Type:    | 5   | - Steam      |    |
| # Heat Sys:   | 1   |              |    |
| % Heated:     | 100 | % AC:        |    |
| Solar HW:     | NO  | Central Vac: | NO |
| % Com Wal     |     | % Sprinkled  |    |

## DEPRECIATION

|             |               |              |
|-------------|---------------|--------------|
| Phys Cond:  | GD - Good     | 18.9%        |
| Functional: |               | 0%           |
| Economic:   |               | 0%           |
| Special:    |               | 0%           |
| Override:   |               | 0%           |
|             | <b>Total:</b> | <b>18.6%</b> |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 305.00     |
| Size Adj.:         | 1.35000002 |
| Const Adj.:        | 0.98990101 |
| Adj \$ / SQ:       | 407.592    |
| Other Features:    | 60500      |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.14999998 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 564554     |
| Depreciation:      | 105007     |
| Depreciated Total: | 459547     |

## REMODELING

|   |            |  |
|---|------------|--|
|   | Exterior:  |  |
|   | Interior:  |  |
| % | Additions: |  |
| % | Kitchen:   |  |
| % | Baths:     |  |
| % | Plumbing:  |  |
| % | Electric:  |  |
| % | Heating:   |  |
| % | General:   |  |

## RES BREAKDOWN

| No Unit       | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1             | 5   | 2   | 1  |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
| <b>Totals</b> |     |     |    |
| 1             | 5   | 2   |    |

## MOBILE HOME

|       |  |        |  |          |  |       |  |        |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial # |  | Year: |  | Color: |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------------|--------------|
| 3    | Garage      | D | Y   | 1   | 10x20    | A    | GD  | 1915 | 27.50      | T   | 30  | 102 |      |       | 3,900      |            | 3,900        |

|         |                   |       |                         |  |        |       |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 3,900 | Total Special Features: |  | Total: | 3,900 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

## SUB AREA

| Code               | Description     | Area - SQ | Rate - AV    | Undepr Value |
|--------------------|-----------------|-----------|--------------|--------------|
| GLA                | Gross Liv Ar    | 1,056     | 407.590      | 430,41       |
|                    |                 |           |              |              |
|                    |                 |           |              |              |
|                    |                 |           |              |              |
|                    |                 |           |              |              |
|                    |                 |           |              |              |
| Net Sketched Area: |                 | 1,056     | Total:       | 430,41       |
| Size Ad            | 1056 Gross Area |           | 1056 FinArea | 1056         |

### SUB AREA DETAIL

|    | Sub<br>Area | %<br>Usbl | Descrip | %<br>Type | Qu | # Ten |
|----|-------------|-----------|---------|-----------|----|-------|
| 17 |             |           |         |           |    |       |
|    |             |           |         |           |    |       |
|    |             |           |         |           |    |       |
|    |             |           |         |           |    |       |
|    |             |           |         |           |    |       |
|    |             |           |         |           |    |       |
|    |             |           |         |           |    |       |
| 17 |             |           |         |           |    |       |
| 56 |             |           |         |           |    |       |

## IMAGE

**AssessPro** Patriot Properties, Inc

